Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Jordan L Nyce
Affiant

Subscribed and sworn to before me, this 28th day of June 2019.

Dana Delworth
Notary Public
My commission expires: 7/6/20

Karen Johnson Davidson County
Batch# 252142 DEEDWARR
07/03/2019 09:23:12 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20190703-0064950

Address of New Owner:	Send Tax Bills to:	Tax Information
Landon Lee Austin 6007 Pennsylvania Ave Nashville, TN 37082	NEW OWNER	091-02-0-224.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The MC2 Goup Inc, a Tennessee Corporation** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Landon Lee Austin,** *unmarried* hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 9 on the Plan of Resubdivision of Lot No. 8 and part of Lot No. 10, Block 9, plan of Cherokee Park Subdivision of record in Plat Book 5210, page 303, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Howard Meadows and wife, Edna Jewell Meadows by Installment Deed from Anne May Williams dated August 28, 1964 of record in Book 3806, page 972, Register's Office for Davidson County, Tennessee. Final Decree recorded in Book 5575, page 747, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald Arkovitz, Trustee by Quitclaim Deed from Edna D. (Reed) Meadows dated April 18, 1988 of record in Book 7526, page 506, Register's Office for Davidson County, Tennessee, and within the same deed the said Donald Arkovitz, Trustee conveyed his interest in the subject property to Richard W. Clem and wife, Sheila D. Clem and deed of correction was made of record in Book 7547, page 670, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheila D. Clem by Quitclaim Deed from Richard W. Clem dated April 5, 1994 of record in Book 9302, page 582, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The MC2 Group, Inc., a Tennessee corporation by Warranty Deed from Sheila D. Clem, an unmarried woman, dated August 20, 2018 of record as Instrument No. 20180924-0094324, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 6007 Pennsylvania Ave, Nashville, TN 37082

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RE-19-6007

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 28th day of June, 2019.

The MC2 Goup Inc

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain Authorized Representative of The MC2 Goup Inc,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained by signing the name of the Corporation as **Authorized Representative**.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of June, 2019.

_____
Notary Public

My Commission expires: 1·24·21

FILE NO: 2019056250

